

April 8, 2016

TO: Mayor and City Council  
Planning Commission  
City Manager

From: Jeffery W. Gibson, Community Development Director

SUBJECT: Community Development Director Action for Following Request(s) for the week  
of **April 4, 2016 – April 8, 2016.**

**TIME EXTENSION:**

<b>Applicant:</b>	<b>Dale Malcolm/Withee Malcom Architects</b>	<b><u>APPROVED</u></b>
	(TPX Garnier, LLC)	04/08/16
<b>Case No.:</b>	<b>EXT16-00003 (CUP14-00023)</b>	
<b>Location:</b>	24000 Garnier Street	
<b>Zoning:</b>	M-2 (Heavy Manufacturing District)	
<b>Summary:</b>	Administrative Approval of a Time Extension for a previously approved Conditional Use Permit (CUP14-00023) to allow the construction of a 36,866 sq. ft. two-story, medical office building, in conjunction with a Parcel Map (DIV14-00010) to consolidate four existing parcels into one parcel, on property located in the M-2 Zone at 24000 Garnier Street.	

DATE: April 7, 2016

TO: Jeffery W. Gibson, Community Development Director

FROM: Planning Division

SUBJECT: TIME EXTENSION EXT16-00003 (CUP14-00023) – Dale Malcolm/Withee Malcolm Architects (TPX Garnier, LLC)

Administrative Approval of a Time Extension of a previously approved Conditional Use Permit (CUP14-00023) to allow the construction of a 36,866 sq. ft. two-story, medical office building, in conjunction with a Parcel Map (DIV14-00010) to consolidate four existing parcels into one parcel, on property located in the M-2 Zone at 24000 Garnier Street.

Applicant: Dale Malcolm/Withee Malcolm Architects (TPX Garnier, LLC)  
Case No: EXT16-00003 (CUP14-00023)  
Location: 24000 Garnier Street  
Zoning: M-2 (Heavy Manufacturing District)

The applicant, Dale Malcolm, Withee Malcolm Architects, representing TPX Garnier, LLC, is requesting an Administrative Approval to allow a one-year time extension of a previously approved Conditional Use Permit. The request has run into a time delay as the applicants have encountered difficulties with the medical office market. The applicant indicates that they need an additional year to complete the plan check submittal requirements.

The Planning Commission approved the above referenced project on April 1st, 2015. In order for the applicant to continue developing working drawings for building permit submittal, Staff recommends that this request be approved for a period of one year, allowing an extension of CUP14-00023 to April 1st, 2017. Staff notes that the Parcel Map (DIV14-00010), also approved on April 1st, 2015, was approved for a period of two-years and is still valid until April 1<sup>st</sup>. 2017.

Prepared by,

  
Danny Santana  
Lead Senior Planning Associate

Recommended by,

  
Gregg D. Lodan, AICP  
Planning Manager

Attachment:

1. Time Extension request

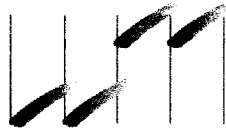
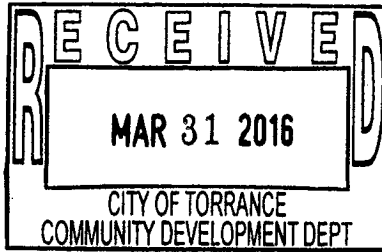
This request for a Time Extension (EXT16-00003) is ☒ APPROVED ☐ DENIED per Ordinance N.2864, Section 92.27.1, Extension of Time, of the Torrance Municipal Code.

  
Date

  
Jeffery W. Gibson  
Community Development Director

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar day of the above approval / denial.

EXT 16-00003



WITHEE MALCOLM  
ARCHITECTS, LLP

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March 31, 2016

City of Torrance  
Planning Department  
3031 Torrance Blvd.  
Torrance, CA 90503

RE: Request for extension of CUP14-00023

Dear Sirs,

As the architect of record for the proposed project and as applicant for the owner TPC Garnier, LLC I would like to request that the CUP mentioned above for the development of a 2 story medical office building be extended for an additional one year. The owner of the property has been presented with a more difficult than anticipated medical office market and has yet to finalize the selection of a prospective tenant. The development team will need the one year extension in order to complete the design and make a submittal for plan check.

Thank you for your consideration of this request.

Kindest regards,



Dale Malcolm, AIA  
Applicant